

ORDINANCE NO. 45-771

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. PUD2003-00001

Zone change request from "GC" General Commercial and "LC" Limited Commercial to Planned Unit Development District #16 – Rusty Eck Ford, described as:

A tract of land located in the SW Quarter and the SE Quarter of Section 19, Township 27 South, Range 2 East, of the 6th Principal Meridian, Sedgwick County, Kansas being more particularly described as follows: Lots 1, 2, 3, 4, and 5, Block 1, Rockwood South Fifth Addition, Wichita, Sedgwick County, Kansas. Lot 1, Rockwood South Third Addition, Wichita, Sedgwick County, Kansas. Lots 1 and 2, Rockwood South First Addition to Wichita, Kansas. Lot 1, Aboud Addition, Wichita, Kansas. And Lot 1, EXCEPT the West 30 feet and EXCEPT the North 120.0 feet of the East 19.5 feet and Lot 2, EXCEPT the North 120.0 feet, Block A, Clayton Addition to Wichita, Sedgwick County, Kansas. EXCEPT for a tract of land being more particularly described as follows: Beginning on the South line at 30.0 feet East of the SW corner of Lot 1, Block A, in said Clayton Addition; Thence North parallel with the West line of said Lot 1 for a distance of 137.74 feet; Thence East parallel with the South line of said Clayton Addition a distance of 270.0 feet to the East line of said Clayton addition, said point being 137.74 feet North of the SE corner of Lot 2 in said Clayton Addition; Thence East 150.0 feet to the East line of Lot 1, in said Rockwood South First Addition, said point being 138.57 feet North of SE corner of said Lot 1; Thence East 300.07 feet to the East line of Lot 2, in said Rockwood South First Addition, said point being 126.69 feet North of the SE corner of said Lot 2; Thence East 362.65 feet to the East line of Lot 1, in said Rockwood South Third Addition, said point of intersection being 82.86 feet North of the point of curvature at the SE corner of said Lot 1; Thence South along the East line of said Lot 1 for a distance of 82.86 feet to a point of curvature; Thence southwesterly on a curve to the right having an arc length distance of 53.24 feet to a point of tangent, said curve having a radius of 33.72 feet, a central angle of 90°28', and a tangent of 34 feet; Thence West on the South line of said Lot 1 for a distance of 330 feet to the SW corner of said Lot 1; Thence South on the West line of said Lot 1 for a distance of 10.0 feet to the SE corner of Lot 2 in said Rockwood South First Addition; Thence West along the South line of said Lot 2 for a distance of 300.0 feet to the SE corner of Lot 1 in said Rockwood South First Addition; Thence continuing West along said South line of said Lot 1 for a distance of 150 feet to the SW corner of Lot 1 in said Rockwood South First

Addition; Thence continuing West along the South line of Lots 1 and 2, Block A, in said Clayton Addition for a distance of 270.0 feet to a point on the South line at 30.0 feet East of the SW corner of said Lot 1 to the Point of Beginning. Said tract contains 672,631 square feet more or less. Generally located on the northwest corner of Kellogg and Armour.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, AUGUST 5, 2003.

ATTEST:

Pat Graves, City Clerk

Bob Knight, Mayor

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney